

Project Name; Managers House Paris Landing State Park

Project Location; Paris Landing State Park

16055 Highway 79 North

Buchanan Tennessee, 38222

General

This project will include demolition of the existing kitchen cabinets, flooring, and subfloor. This project will also include demo of one bathroom, floor repair in that bathroom including floor joist. Also included will be new LVT flooring throughout this residence, excluding the living room, paint throughout, new fixtures in the bath. The kitchen will also have new cabinets installed both uppers and lowers, new Corian counter tops and facing the dinning room the contractor will install a bar type counter without upper cabinets. The contractor will install a new vent hood over the opening for the range as well as provide drain and water supply for a dishwasher to be installed. (The park will supply dish washer, range, and refrigerator to be installed by the contractor) The contractor will also provide and install new lighting fixtures in the kitchen, bathrooms, and first bedroom of this residence. Style to be chosen by park management. There will be included in this project ceiling repairs in the kitchen and bathroom due to changes of footprint of cabinetry, showers ETC. There will also be subfloor replacement in the kitchen and dining room with drain repair to the kitchen sink. This is a turnkey job and allowances shall be made for unforeseen damage. Work will begin with-in 15 days of receiving a PO or as materials and labor become available this project will conclude by January one 2022 depending on material availability.

SCOPE.

* Install underlayment per manufacture's specifications.

1. Install new subfloor in the kitchen, dining room and 1 bath.
2. Install new vinyl plank flooring in every room of the residence, including the kitchen, and bathrooms.
3. Install new lighting fixtures throughout.
4. Install new base molding with quarter round in all rooms, including the closets.
5. Install new Base Cabinets to match new Upper Wall Cabinets. Footprint will be like for like with the exception of the bar.
6. Install new Corian countertops. (Color and pattern to be chosen by park management.)

Project Name; Managers House Paris Landing State Park

Project Location; Paris Landing State Park

16055 Highway 79 North

Buchanan Tennessee, 38222

7.The contractor will be responsible for the suppling and installing a new bar countertop.

8.Install new kitchen sink.

9.Install new drain lines, and supply lines under the kitchen sink. Check and repair waste line as needed. Check for leaks, proper operation and repair as needed.

10.Install new kitchen faucet.

11.Provide plumbing and an opening for a dishwasher.

12.Provide and install new fixtures in the bathroom including shower, water closet and vanity.

13.Check all electrical outlets for proper operation and repair/replace if needed.

14.Install 1 coat of Latex Prime and 2 coats of Acrylic Latex Paint, Semi-Gloss on all new surfaces. (Paint color to be chosen by park management.

15.Install 1 coat of Acrylic Latex Paint, Semi-Gloss on all existing painted sheetrock walls in each room. Paint the areas with paneling to.

16.Install 1 coat of Acrylic Latex Paint, Flat on all ceilings. Do not paint the tile ceilings in the kitchen, dining room and laundry room.

17.Fireplace will not be painted.

18.Install new outlet covers in every room to match existing outlet covers.

19.Install cook stove, dishwasher, and refrigerator with ice maker connection. (Check for leaks and proper operation).

20.Install vent hood over range location.

21. The contractor will be responsible for suppling and installing replacement windows throughout the residence. These windows will be full screen double hung vinyl replacement windows. This will include trim calking replacement of any decayed material adjacent to or in contact with the window. These windows will be low E with foam insulated frame and of premium vinyl construction with fusion welded sashes. All welded construction and full-length lift rail. Deluxe cam locks, dual fin weather stripping, night ventilation latches and a rubber sash seal. The window replacement portion will not be expected until April or May 2022.

****Window work will be delayed until May 2022 All other work will need to be complete by January 2022 depending on material availability.**

Project Name; Managers House Paris Landing State Park
Project Location; Paris Landing State Park
16055 Highway 79 North
Buchanan Tennessee, 38222

Vinyl Plank Flooring Specifications:

- Overall Thickness: 8mm to 8.7mm Thick
- Width: 9 inches
- Length: 60 inches
- Wear Layer; 28 mil Urethane with Double UV Coating
- 2mm Vinyl Top Layer
- Core Thickness: 4.5mm WPC Composite Core
- Underlayment Type: 2mm IXPE Closed Cell Foam, Pre-attached
- Detailed Texture and grain
- V Groove Painted Bevel
- 100% Waterproof
- Uni-clic Locking System.
- Warranty: Lifetime 15 year Commercial
- **Park Manager will pick the color, style, and pattern.**

Installation Requirements:

- Store vinyl flooring for 48 hours in room where it will be installed. Keep room at a minimum of 65 deg. F during that time and during installation. After installation, temperature should not fall below 65 deg. F for the first 48 hours.
- The subfloor must be level, clean and free of wax grease, oil, or dust.
- If necessary, patch or fill any cracks in the subfloor with patch, or latex underlayment.
- Use embossing leveler to smooth any texture or embossing on the old floor.
- Install over smooth, well-bonded resilient floors.

Countertops/Bar Tops:

- Corian

Project Name; Managers House Paris Landing State Park

Project Location; Paris Landing State Park

16055 Highway 79 North

Buchanan Tennessee, 38222

- Backsplash: Yes

Baseboard Molding:

- Size: 9/16-in. x 3-1/4-in.
- Unfinish Pine
- Paint

- Color: Chosen by park management.

Paint:

- Exterior Acrylic Latex
- Semi-Gloss
- Color: Chosen by park management
 - Manufacturers:
 - Sherwin Williams

Premium Underlayment Plywood Specifications:

- **If needed**
- Lifetime warranty for use as underlayment
- Vinyl industry approved
- TCNA Tested - Extra Heavy Classification
- 100% Plantation and sustainable sources
- EPA TSCA Title VI
- Premium grade face
- 1/4-inch x 4-ft x 8-ft.

Project Name; Managers House Paris Landing State Park

Project Location; Paris Landing State Park

16055 Highway 79 North

Buchanan Tennessee, 38222

Gypsum Board:

- Gypsum Wallboard: ASTM C 36, of types, edge configuration and thickness indicated below; in maximum lengths available to minimize end-to-end butt joints.
- Type X for fire-resistant rated assemblies and unless otherwise indicated.
- Edges: Tapered and featured (rounded or beveled) for prefilling.
- Thickness: 5/8 inch

Joint Treatment Materials:

General: ASTM C 475; type recommended by the manufacturer for the application indicated.

Joint Tape: Paper reinforcing tape.

Grade: 2 separate grades; one for specifically for bedding tapes and filling depressions, and one for topping and sanding.

Miscellaneous Materials:

Gypsum Board Screws:

- Comply with ASTM C 646. 1-5/8-inch Phillip head screws.

General Gypsum Board Installation Requirements:

Gypsum Board Application and finishing Standards: ASTM C 840 and GA 216.

Locate exposed end-butt joints as far from center of walls and ceiling as possible and stagger not less the 1'-0" in alternate courses of board.

Install wall board vertically to avoid end-butt joints wherever possible.

Install exposed gypsum board with face side out. Do not install imperfect, damaged, or damp boards. Butt boards together for a light contact at edges and ends with not more than 1/16" open space between boards. Do not force into place.

Project Name; Managers House Paris Landing State Park
Project Location; Paris Landing State Park
16055 Highway 79 North
Buchanan Tennessee, 38222

Finishing of Drywall:

General: Apply treatment at gypsum board joints (both directions), flanges of trim accessories, penetrations, fastener heads, surface defects and elsewhere as required to prepare work for decoration. Prefill open joints, rounded or beveled edges, if any, using type of compound recommended by manufacturer.

Apply joint tape at joints between gypsum boards, except where trim accessories are indicated.

Apply joint compound in 3 coats (not including prefill of openings in base), and sand between last 2 coats and after last coat.

Protection:

Furniture, desks, tables, cabinets, displays, phones, printers, computer monitors, towers, and keyboards in the work zone shall be covered with drop cloth to protect from joint compound dust created from sanding.

Sanders with attached vacuum dust recovery system should be used to lessen the dust created from sanding.

All HVAC air filter shall be inspected on a daily schedule and replaced if needed by the contractor. At the end of the project the contractor will be responsible for replacing all HVAC unit air filters in the work zone/area.

Protection:

This is a turnkey job. All aspects of this job will be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.

Project Name; Managers House Paris Landing State Park

Project Location; Paris Landing State Park

16055 Highway 79 North

Buchanan Tennessee, 38222

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

Contractor will be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the demo/construction. This will include any underground utilities around the job site area. If damage occurs, it must be repaired within a 24-hour period from the time damage occurs.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of Facilities Management, West TN Regional Office (WTRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. **Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.**

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

Project will begin within 15 days of Purchase Order issuance and be complete within 15 days after project has begun, unless other agreement has been approved by Facilities Management, ETRO.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer's warranty.

Project Name; Managers House Paris Landing State Park

Project Location; Paris Landing State Park

16055 Highway 79 North

Buchanan Tennessee, 38222

All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative whether it is Architect, Engineer, Designer, Park Manager, Facilities Manager, or Facilities Surveyor. If an Architect or Engineer or Certified, Licensed Designer, then it must contain their State Seal.

Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site at all times.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of

Project Name; Managers House Paris Landing State Park

Project Location; Paris Landing State Park

16055 Highway 79 North

Buchanan Tennessee, 38222

Tennessee Facilities Design Coordinator and be in compliance with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to:

West TN Regional Office

21540 Natchez Trace Rd.

Wildersville, TN 38388

Email: susan.blankenship@tn.gov

Fax 731-968-5668

For scheduling contact:

Roger Blankenship 731-307-9715 roger.blankenship@tn.gov

Facilities Manager: Steve O'Dell, 731-307-9716, steve.odell@tn.gov

Note: Before the Contract resulting from this RFP is signed, the apparent successful proposer must be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.

Insurance Requirements:

The successful bidder(s) shall procure and maintain for the duration of the contract, at their own cost and expense insurance against claims for injuries to persons or damages to property including contractual liability which, may arise in connection with the performance of the work performed by the contractor, his agents, representatives, employees or subcontractors under the contract.

The insurance carrier(s) must be licensed to conduct business in the State of Tennessee. The insurance will be evidenced by an original or .pdf format document certificate of insurance. The certificate shall list the Department of Environment and Conservation as the certificate holder and must list the company name and address on file with the State. Should any of the policy coverage(s) provided have a major change, expire, or be canceled before the expiration date the Contractor shall fax or email janice.lea@tn.gov, a copy of their insurer's cancellation notice within two (2) business days of receipt. The Department of Environment and Conservation shall be held harmless for any injuries, claims, or judgments against the contractor.

Project Name; Managers House Paris Landing State Park

Project Location; Paris Landing State Park

16055 Highway 79 North

Buchanan Tennessee, 38222

Certificates for liability coverages shall name "the Department of Environment and Conservation as an additional insured". The following Insurance Coverages are required:

Workers' Compensation Insurance: a certificate shall be provided which indicates the contractor provides workers' compensation coverage in compliance with the state laws of Tennessee, and Employer's Liability with the following limits:

E.L. Each Accident	\$500,000
E.L. Disease- Each Employee	\$500,000
E.L. Disease - Policy Limit	\$500,000

Workers Compensation is required if the employer has 5 or more full or part time employees.

General Liability and Property Damage Insurance: Comprehensive General Liability Insurance, including but not limited to, bodily injury, property damage, contractual liability, products liability, with combined single limits of \$500,000 per occurrence with a minimum aggregate of \$1,000,000.

The successful bidder(s) shall provide the TDEC Procurement Office with an original certificate of insurance or .pdf format document as proof of insurance coverage, as stated above, naming the State of Tennessee, Dept. of Environment and Conservation as additional insured, within ten (10) business days after request.

Upon award, failure to maintain insurance coverage for the duration of the contract period (completion of work) may result in cancellation of the contract. In the event that the insurance policy on file in the TDEC Procurement Office expires or is canceled, the contractor will be required to cease work until proof of insurance is presented.